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## 2 - Applications





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## I – Special Permit Application and Supplemental Questions





# CITY OF SOMERVILLE

Office of Strategic Planning & Community Development

City Clerk Stamp

## MASTER PLAN SPECIAL PERMIT (MPSP) APPLICATION • COVER SHEET

### Article 16

In accordance with ~~Article 15~~ of the Somerville Zoning Ordinance\*, the undersigned submits the following Master Plan Special Permit application for review.

Property Address: 350 Assembly Row, Somerville, MA 02145		
Zoning District: ASMD	Ward: 1	MBL: 99-A-13
Applicant: Street Retail, LLC		
Address: 909 Rose Avenue, Suite 200, North Bethesda, MD 20852		
Phone: (617) 440-5635	Email: sforde@federalrealty.com	
Property Owner: Street Retail, LLC		
Address: 909 Rose Avenue, Suite 200, North Bethesda, MD 20852		
Phone: (617) 440-5635	Email: sforde@federalrealty.com	
Agent: Matthew Snell, Nutter McClennen & Fish LLP		
Phone: (617)-439-2617	Email: msnell@nutter.com	

As the **Applicant**, I make the following representations:

1. I understand that a master plan special permit application is not complete until all necessary information has been submitted and all fees have been paid and that an incomplete application will not be reviewed, will not be publicly noticed, and will not be scheduled for a public hearing.
2. The information supplied on and with this application form is accurate to the best of my knowledge.
3. I certify that the agent listed on this application form is authorized to represent me before City staff and review boards as it relates to the development of this property.

Signature: 

As the **Owner**, I make the following representations:

1. I certify that I am the owner of the property identified on this application form.
2. I certify that the applicant named on this application form is authorized to apply for a master plan special permit for the property identified and for the purposes indicated by the submitted documentation.
3. I certify that the agent listed on this application form is authorized to represent me before City staff and review boards as it relates to the development of this property.
4. I permit City staff to conduct site visits on my property.
5. If the ownership of this property changes before the review boards have acted on this application, I will provide updated information and new copies of this form.

Signature: 

### CITY OF SOMERVILLE USE ONLY

	MPSP#:
	Full Fee:





APPLICATION  
 For Planning Board and Zoning Board of Appeals Approval

**CITY OF SOMERVILLE**  
 Joseph A. Curtatone, Mayor  
 Office of Strategic Planning and Community Development (OSPCD)  
 City Hall . 93 Highland Avenue . Somerville, MA 02143  
 617.625.6600 ext. 2500

City Clerk Stamp

Office Use: Case #	PB Date	ZBA Date	Filing Fee	Ad Fee
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**Please review the application information sheet.** Complete applications must be submitted to the City Clerk's Office. Failure to submit all required information is grounds for denial of the request. If this form does not provide adequate space for your response, please attach additional sheets of paper.



1. Property Information				
Street Address(es) 350 Assembly Row		Zoning District(s) ASMD	Overlay District(s), if any PUD-A and Medical Marijuana Overlay	Ward Ward 1
Assessor's: Map 85		Block A	Lot 12	If there are multiple MBLs, enter the remainder in Section 7.
Please indicate the name of the individual, individuals, corporation or trust that owns the property:				
Property Owner's Name Street Retail, LLC		Complete Mailing Address 909 Rose Avenue, Suite 200 North Bethesda, MD 20852	Phone Number(s) (617) 440-5635	Email sforde@federalrealty.com
Please indicate the name of the individual, individuals, corporation or trust that is applying (please note that the applicant should be the intended user or developer):				
Applicant's Name Street Retail, LLC		Complete Mailing Address 909 Rose Avenue, Suite 200 North Bethesda, MD 20852	Phone Number(s) (617) 440-5635	Email sforde@federalrealty.com
Please indicate the contact information for any agent, engineer or architect that will represent this application who may represent the owner and/or applicant in this application review process:				
Agent's Name (if applicable) Attorney or Other Agent Nutter McInnenn & Fish Matthew Snell, Esq.		Complete Mailing Address 155 Seaport Boulevard Boston, MA 02210	Phone Number(s) (617) 439-2617	Email msnell@nutter.com
Architect's Name (if applicable) Jacobs Michael Giardina Alexander (Sandy) Carroll		Complete Mailing Address 120 St. James Avenue 5th Floor Boston, MA 02116	Phone Number(s) (617) 242-9222 (617) 250-4842	Email michael.giardina@jacobs.com sandy.carroll@jacobs.com
Engineer's Name (if applicable) VHB Dale Horsman		Complete Mailing Address 101 Walnut Street PO Box 9151 Watertown, MA 02471	Phone Number(s) (617) 924-1770	Email dhorsman@vhb.com

2. Submission Type	
Check all that apply.	
<input type="checkbox"/>	Variance
<input type="checkbox"/>	Special Permit (SP)
<input type="checkbox"/>	Special Permit with Design Review (SPD)
<input checked="" type="checkbox"/>	Special Permit with Site Plan Review (SPSR)
<input type="checkbox"/>	Planned Unit Development (PUD) – Preliminary Master Plan Submission (PMP) / Special Permit with Site Plan Review (SPSR)
<input type="checkbox"/>	Subdivision or other Site Plan Approval
<input type="checkbox"/>	Comprehensive Permit under MGL Chapter 40B – Inclusionary Housing Development (follow SPSR submission and contact the Housing Director at 617.625.6600 ext. 2560)
<input type="checkbox"/>	Revision to Special Permit (only if certificate of occupancy or final sign-off is not yet received)
<input type="checkbox"/>	Administrative Appeal
<input type="checkbox"/>	Extension of Approval

Office of Strategic Planning and Community Development  
 City Hall 3<sup>rd</sup> Floor . 93 Highland Ave . Somerville, MA 02143  
 617.625.6600 ext. 2500  
 M-W 8:30am-4:30pm, Th 8:30am-7:30pm, F 8:30am-12:30pm

# APPLICATION

## For Planning Board and Zoning Board of Appeals Approval

<b>3. Required Signatures</b>														
<b>NOTE: NO APPLICATION SHALL BE ACCEPTED AS COMPLETE WITHOUT THE REQUIRED SIGNATURES</b>														
<p><b>Owner Signature</b> (if the project site has more than one owner, please supply additional copies of this page if necessary):</p> <p>As Owner, I make the following representations:</p> <ol style="list-style-type: none"> <li>1) I hereby certify that I am the owner of the property at 350 Assembly Row, Somerville, MA 02145</li> <li>2) I hereby certify that the applicant named on this application form has been authorized by me to apply to develop and/or use the property listed above for the purposes indicated in this application</li> <li>3) I hereby certify that the agent, engineer and/or architect listed on this application form have been authorized to represent this application before the Planning Staff, the Planning Board and/or the Zoning Board of Appeals.</li> <li>4) I will permit Planning Staff to conduct site visits on my property.</li> <li>5) Should the ownership of this parcel change before the board(s) have acted on this application, I will provide updated information and new copies of this signature page.</li> </ol> <p>(sign here) </p>														
<p><b>This property is owned by (check one):</b></p> <table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 5%; text-align: center;"><input type="checkbox"/></td> <td style="width: 45%;">An individual</td> <td style="width: 50%;"> <ul style="list-style-type: none"> <li>attach deed</li> <li>application to be signed by owner</li> </ul> </td> </tr> <tr> <td style="text-align: center;"><input type="checkbox"/></td> <td>More than one individual, or a partnership</td> <td> <ul style="list-style-type: none"> <li>attach deed</li> <li>application to be signed by all owners</li> </ul> </td> </tr> <tr> <td style="text-align: center;"><input checked="" type="checkbox"/></td> <td>A corporation or LLC</td> <td> <ul style="list-style-type: none"> <li>attach deed and corporate articles of organization</li> <li>application to be signed by an officer authorized to do so by the corporation</li> </ul> </td> </tr> <tr> <td style="text-align: center;"><input type="checkbox"/></td> <td>A trust</td> <td> <ul style="list-style-type: none"> <li>attach deed and certificate of trust</li> <li>application to be signed by authorized trustee</li> </ul> </td> </tr> </table>			<input type="checkbox"/>	An individual	<ul style="list-style-type: none"> <li>attach deed</li> <li>application to be signed by owner</li> </ul>	<input type="checkbox"/>	More than one individual, or a partnership	<ul style="list-style-type: none"> <li>attach deed</li> <li>application to be signed by all owners</li> </ul>	<input checked="" type="checkbox"/>	A corporation or LLC	<ul style="list-style-type: none"> <li>attach deed and corporate articles of organization</li> <li>application to be signed by an officer authorized to do so by the corporation</li> </ul>	<input type="checkbox"/>	A trust	<ul style="list-style-type: none"> <li>attach deed and certificate of trust</li> <li>application to be signed by authorized trustee</li> </ul>
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<p><b>Applicant Signature</b> (if the applicant is the owner, the owner should also sign below):</p> <p>As Applicant, I make the following representations:</p> <ol style="list-style-type: none"> <li>1.) The information supplied on and with this application form is accurate to the best of my knowledge.</li> <li>2.) If the current use of the property is a nonconforming use, I will furnish proof to the satisfaction of the SPGA that the nonconforming use is legal.</li> <li>3.) I will make no changes to the approved project plans without the prior approval of the SPGA.</li> <li>4.) If the proposed project is subject to linkage (SZO Article 15), I will sign all documents required by the Planning Staff/SPGA governing the amount and the method of payment of the linkage fee.</li> <li>5.) I will return the notice sign or pay for its replacement.</li> <li>6.) I will pay the fees associated with advertising the case in the newspaper and mailing notices to abutters.</li> <li>7.) I hereby certify that the agent, engineer and/or architect listed on this application form have been authorized by me to represent me before the Planning Staff, the Planning Board and/or the Zoning Board of Appeals as it relates to the development and/or use of this property.</li> </ol> <p>(sign here) </p>														
<p><b>Indicate applicants relationship to owner:</b> BLANK</p>														
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**APPLICATION**  
For Planning Board and Zoning Board of Appeals Approval

<b>4. Applicable Section(s) of Zoning Ordinance and Prior Zoning Approvals</b>
You may refer to the Inspectional Services Denial Letter for the section of the Zoning Ordinance cited.
Applicable sections of the former SZO (August 2019) include portions of Articles 5, 6, 9, 12, 13, 15, and 16. Prior zoning approvals include PB#2006-59/R07-2010, PB#2012-14 and PB#2014-34. Additional detail is available in Chapter 3, <i>Zoning Compliance Narrative</i> .
<b>5. Met with Planning Department Staff to review application requirements.</b>
Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> If yes, date 10/12/2021
<b>6. Met with Engineering Department Staff to review application requirements.</b>
Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> If yes, date 11/02/2021
<b>7. Existing Conditions Description</b>
Briefly describe existing structure(s) and/or use(s). Include number of employees, occupants and hours of operation, if applicable.
The existing lot is currently being used as a surface parking lot, two stormwater rain gardens, and temporary public amenity spaces. The temporary public amenity spaces will be cleared prior to construction of the Block 7A building. One of the rain gardens will remain and the surface parking lot will be reconfigured to accommodate the proposed Block 7A building. To the east of the lot is an existing roadway servicing the neighboring Assembly Line Park that will be raised to be a flush condition with the abutting sidewalks.
<b>8. Proposal Description</b>
<b>A.</b> Briefly describe any changes in the structure(s) and/or use(s). Include whom the project is intended to serve, expected number of employees, and/or occupants and hours of operation, if applicable. In the CCD or TOD districts also include the square footage that will be allocated to each use cluster and associated parking.
The building on Block 7A is new construction consisting of approximately 16,906 net SF of retail/restaurant, 307,104 net SF of lab/office space, and 177 structured spaces. The lab/offices would employ an estimated 1,136 staff. Employee counts for the retail/restaurant space will be determined as the ground floor tenant spaces are further developed. The ground floor retail/restaurant could be open from 10am-2am depending on the specific retailer /restaurant.
<b>B.</b> Explain any green building practices that you are using. Please consult the Environmental Protection Agency's Residential Green Building Guide for ideas ( <a href="http://www.epa.gov/ne/greenbuildings">www.epa.gov/ne/greenbuildings</a> ).
The Project will be LEED Gold. A LEED Checklist is included.
<b>C.</b> Is the proposal for a multi-family residence of three or more units, or for a place of public accommodation? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> If yes, submit an Accessibility Narrative listed under Checklist of Required Information.
<b>D.</b> Are you demolishing a commercial structure or moving soil? Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>
<b>E.</b> Identify and list any 21E reports and other environmental assessments, analysis, clean-up studies, enforcement actions and any other environmental documentation that is available for the property, including documentation on underground storage tanks. Attach copies of all identified documents. <b>Failure to identify and attach these documents, if applicable, will result in an application being deemed incomplete.</b>
See the attached list for all existing 21E/MCP reports. Identified documents will be made available upon request.
<b>If you discover an underground storage tank you must call the Somerville Fire Department immediately.</b>

**APPLICATION**  
For Planning Board and Zoning Board of Appeals Approval

9. Zoning Data						
Refer to the SZO § 2.2 Definitions and SZO § 8 Dimensional Requirements for more information.						
Data	Existing	Proposed	Allowed	Existing or Permitted Nonconformity	New Violation	SZO Section Cited
	Fill in both columns: numbers must match those on plans and other attached documentation.		Office Use			
A. Use	Surface Parking Lot, Temporary Public Amenity Spaces	Lab/Office, Retail and Restaurant				
B. # of Dwelling Units*	N/A units	N/A units				
C. Lot Area	56,021 square feet	56,021 square feet				
D. Lot Area ÷ # of Dwelling Units	N/A sf per du	N/A sf per du				
E. Gross Floor Area of Footprints of All Buildings	0 square feet	46,207 square feet				
F. Ground Coverage (E. ÷ C.)	0 %	82.5 %				
G. Landscaped Area (landscaped area ÷ C.)	27 %	1.7 %				
H. Pervious Area (pervious area ÷ C.)	27 %	0 %				
I. Net Floor Area** / *** (sum of all usable square feet)	N/A square feet	324,010 square feet				
J. Floor Area Ratio (FAR) (I. ÷ C.)	N/A	5.8				
K. Building Height	N/A feet	158' feet				
L. Front Yard Setback	N/A feet	0.36 feet				
M. Rear Yard Setback	N/A feet	14.0 feet				
N. Side Yard Setback (left when you face property)	N/A feet	0.0 feet				
O. Side Yard Setback (right when you face property)	N/A feet	0.0 feet				
P. Street Frontage	0 feet	373.17 feet				
Q. # of Parking Spaces	119	177 Structured Parking				
R. # of Bicycle Parking Spaces	0	78 (60 within building)				
S. # of Loading Spaces	0	5				
* 8 or more dwelling units - determine if Inclusionary Housing, Article 13, applies ** In CCD and TOD use GROSS floor area *** 30,000+ square feet - determine if Linkage, Article 15, applies						

**APPLICATION**  
For Planning Board and Zoning Board of Appeals Approval

<b>10. Checklist of Required Information</b>								
<p>This checklist will help you determine what you need to submit with this application form. Find the column for your submission type. The rows contain the number of copies of each item that you must submit and "Y" indicates include one copy. For each item check the column 'included' if you are submitting it or the 'Waiver Requested' column for items that are not applicable to your proposal. Planning Staff may contact you to submit items for which you are requesting a waiver. If your application includes more than one type, submit the greatest number of copies listed. <b>Please submit plans and other documentation electronically on a CD, flash drive or via email in addition to hard copies noted below.</b></p>								
<p>Checklist key:  # = # of copies  Y = include 1 copy  I/A = if applicable include 1 copy  N/A = not applicable  SPSR-A = SPSR in Assembly Sq. Mixed-Use District  TOD = Transit Oriented District  CCD = Corridor Commercial District  †† = within 500 feet of property</p>	Variance	SP / SPD	SPSR	PUD PMP	Subdivision	Revision to SP	Included	Waiver Requested
<b>Application Form &amp; Supplemental Questions</b>	3	3	3	3	3	3	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<b>Denial Letter</b> from Inspectional Services Division – if you received one	I/A	I/A	I/A	N/A	N/A	N/A	N/A	<input type="checkbox"/>
<b>Recorded Deed(s)</b> to all properties involved in the project	1	1	1	N/A	1	N/A	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<b>Fees for Filing, Advertising &amp; Abutter List.</b> See fee schedule on application information sheet. Submit 3 separate checks or money orders payable to the City of Somerville or cash.	Y	Y	Y	Y	Y	Y	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<b>Abutter List from neighboring municipality if your property is less than 300' from the Somerville boundary.</b> Obtain list from neighboring municipality of the property owners' names and addresses that are within 300' of your property.	I/A	I/A	I/A	I/A	I/A	I/A	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<b>Site Plans</b> ➤ See appropriate Site Plan Review Checklists: (located in forms library under Planning and Zoning and Engineering): <ul style="list-style-type: none"> <li>alterations with no change in footprint &amp; no site work</li> <li>alterations with no change in footprint &amp; site work</li> <li>residential additions or structures with &lt;250 sf footprint</li> <li>residential additions or structures with &gt;250 sf footprint and all commercial additions or structures</li> </ul> ➤ If substantially altering a nonconforming structure, indicate the location of where the existing nonconformity will be maintained.	3	3	3	3	3	3		
	3 hard copies at initial filing, 8-10 copies at final filing							
<b>Elevations</b> front, side and rear of building(s) and signage with vertical height - measure from either lowest point between building and lot line, or 15' from building, to the highest point of roof beam, deck line of a mansard roof or average height between the plate and ridge of a gable, hip or gambrel roof – and description of proposed materials and colors. Include proposed mechanical and electrical system components, exhaust / ventilation systems, transformers, and satellite dishes and method of screening	3	3	3	N/A	N/A	3	<input checked="" type="checkbox"/>	<input type="checkbox"/>
	3 hard copies at initial filing, 8-10 copies at final filing							
<b>Conceptual Floor Plans</b> with square footage and # of units	Y	Y	Y	N/A	N/A	Y	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<b>Neighborhood Context Map</b> showing the neighborhood in which the tract lies and any impacts upon the area (scale no less than 1"=100')	N/A	Wire-less only ††	SPS R-A only	Y	Y	N/A	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<b>Photographs</b> showing the development site and surrounding parcels	Y	Y	Y	Y	Y	Y	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<b>Traffic/Parking Analysis</b>	3	3	3	3	3	N/A		
<b>Traffic Study</b> (if less than 25,000 square feet) estimate peak hour traffic volumes generated by proposed use, relation to existing volumes and projected future conditions	N/A	I/A	I/A, Y in TOD	I/A	I/A	N/A	N/A	<input type="checkbox"/>
<b>Traffic Impact Analysis</b> (if 25,000 square feet or more) prepared by a professional traffic engineer who is registered with the Commonwealth of Massachusetts as a professional engineer in either traffic or transportation engineering, or any individual who has been certified by the Transportation Professional Certification Board, Inc. as a Professional Traffic Operations Engineer (PTOE). No other professional registration or qualification shall substitute for this requirement	N/A	I/A	I/A, Y in TOD	I/A	I/A	N/A	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<b>Transportation Demand Management Plan</b>	N/A	N/A	SPS R-A & TOD only	I/A	I/A	N/A	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<b>Parking Optimization Plan</b>	N/A	N/A	TOD only	I/A	I/A	N/A	N/A	<input type="checkbox"/>

**APPLICATION**  
For Planning Board and Zoning Board of Appeals Approval

(Checklist of Required Information Continued)	Variance	SP / SPD	SPSR	PUD PMP	Subdivision	Revision to SP	Included	Waiver Requested
<b>Checklist key:</b> # = # of copies Y = include 1 copy I/A = if applicable include 1 copy N/A = not applicable SPSR-A = SPSR in Assembly Sq. Mixed-Use District TOD = Transit Oriented District CCD = Corridor Commercial District †† = within 500 feet of property								
<b>Building Shadow Analysis</b>	I/A, Y in CCD/ TOD	I/A, Y in CCD/ TOD	Y	Y	I/A	N/A	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<b>Accessibility Narrative</b> For multi-family residences of three or more units, and for places of public accommodation: describe the major accessibility requirements, if any, for the proposed project under federal or state law(s), as well as the applicant's strategies for meeting those requirements. If your project is exempt from any accessibility requirements due to scoping parameters in the applicable standard(s), be sure to explain how and why. Please consult the Americans with Disabilities Act (ADA), the Fair Housing Act (FHA), the regulations of the Massachusetts Architectural Access Board (MAAB), and other accessibility standards as necessary. This narrative may take the form of a brief memo, prepared by a licensed architect or code consultant.	I/A	I/A	I/A	I/A	I/A	I/A	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<b>Housing Projects including 4 or more Units</b> Explain measures taken to provide for, protect, or increase the affordability of housing units within the proposed structure; the degree of such affordability to households of low or moderate income, as defined by HUD; and the duration of legal assurances of such affordability.	I/A	I/A	I/A	I/A	I/A	I/A	N/A	<input type="checkbox"/>
<b>LEED Worksheet</b> (if greater than 10,000 square feet)	N/A	N/A	SPS R-A & TOD only	N/A	N/A	N/A	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<b>Conceptual 3-D Model</b> of the Master Plan at 20 scale or alternate scale acceptable to the SPGA. In CCD and TOD include abutting properties.	I/A	I/A	SPS R-A, CCD & TOD only	I/A	I/A	I/A	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<b>Rendering or Computer-Simulated Photograph</b> (from at least 2 prominent locations along the surrounding rights-of-way)	N/A	Wire- less only	N/A	N/A	N/A	N/A	<input checked="" type="checkbox"/>	<input type="checkbox"/>

<b>11-17. Supplemental Questions</b>
Answer the supplemental questions for the permit you are seeking.

## APPLICATION

### For Planning Board and Zoning Board of Appeals Approval

Electronic version available:

<http://www.somervillema.gov>

Forms Library

#### Supplemental Questions for:

Planned Unit Developments (PUD) Preliminary Master Plan (PMP) /  
Planned Unit Developments (PUD) Special Permit with Site Plan Review (SPSR)

<b>14. PUD PMP/SPSR Supporting Statements</b>
Address each of the following items. Attach to application form.
<b>A. Explain if and how the proposal is compatible with the characteristics of the built and unbuilt surrounding area and land uses.</b>
As a part of a mixed-use development that includes retail opportunities and lab/office uses to attract visitors and create a lively pedestrian-friendly destination, the Project is compatible with the propose plans for the Assembly Square District and the approved PUD-PMP.
<b>B. Explain any impacts that the proposed use, structure, or activity will have on the surrounding area from noise, light, glare, dust, smoke, or vibration.</b>
The Project will not create adverse impacts and will be consistent with the construction of a typical mixed-use building. Any impacts will be minimized to the maximum extent practicable.
<b>C. Explain any impacts that the proposed use, structure, or activity will have on the surrounding area from emission or noxious or hazardous materials.</b>
The Project will incorporate reasonable and feasible emission reduction mitigation measures (physical and/or operational).
<b>D. Explain any impacts that the proposed use, structure, or activity will have on the surrounding area from pollution of waterways or ground water.</b>
The Project will not create adverse impacts and will incorporate all required pollution prevention measures (physical and operational) for discharges to waterways. See attached Chapter 4, Utility Design & Management.
<b>E. Explain the impact on the public systems: sanitary sewer system, storm drainage system, public water supply, and recreational system. Document the status of Department of Environmental Management and/or other sewage permits.</b>
The Project will not create adverse impacts to public systems. Improvements to the public systems are discussed in the attached Chapter 4, Utility Design & Management. The proposed improvements to the stormwater system are discussed in the attached Stormwater Management Supplemental Memo, found in Chapter 5.
<b>F. Give a general summary of existing and proposed easements or other burdens now existing or to be placed on the property.</b>
The locations of all existing and proposed easements are shown in the planset on the Existing Conditions Plans of Land and the Layout and Materials plans, found in Appendix A. Required private utility easements will be coordinated with the corresponding private utility company when final alignments are confirmed and are not shown on the plan at this time. Required access and other easements have been granted under a recorded declaration of covenants, conditions and restrictions.
<b>G. See SZO §16.7 PUD Design Guidelines. Explain any discrepancies between your proposal and the Design Guidelines.</b>
The Project is consistent with the former SZO Section 16.7 PUD Design Guidelines, as grandfathered under Planned Unit Development (PUD) Preliminary Master Plan (PMP), Assembly Square, Somerville, MA, which was approved by the Planning Board on December 14, 2006 as PB#2006-26, which was subsequently amended (as amended, collectively, the "PUD-PMP"),

**APPLICATION**  
For Planning Board and Zoning Board of Appeals Approval

<b>H.</b> Explain any impacts that the proposed use, structure, or activity will have on the surrounding area from the transmission of signals that interfere with radio or television transmission.
No material transmission of signals are proposed for the Project and no adverse impacts will be made.
<b>I.</b> Explain any changes to the vehicular and pedestrian circulation patterns.
All vehicular and pedestrian circulation patterns have been improved and/or coordinated within the Project. No new traffic impacts are anticipated from the Project. Traffic patterns will remain consistent with the approved PUD Preliminary Master Plan (PUD PMP).
<b>J.</b> Explain any measures taken to preserve and protect natural resources (such as wetlands, steep slopes, floodplains, hilltops, vegetation, sun and wind exposure). If there is any wetland, pond or surface water body on the subject property, as defined under Wetlands Protection Act, MGL Chapter 131, Sec. 40, explain the project's wetland permitting status and plans for protection of these features.
The subject property does not contain any wetlands resources subject to the Wetlands Protection Act.
<b>K.</b> Explain the demolition and construction procedures including movement of soil, impact mitigation measures, and an estimate of the time period required for completion of the development. Please consult the Mass Department of Environmental Protection's regulations ( <a href="http://www.mass.gov/dep/">www.mass.gov/dep/</a> ).
The Project's completion date is estimated to be Fall 2024. The movement of soil will be minimized to the maximum extent practicable and will meet all applicable state and local standards.
<b>L.</b> Explain proposed method for solid waste disposal (how waste will be collected and stored, who will be responsible for pick-up and maintenance, recycling efforts, etc.) and for screening of disposal facilities.
Solid waste disposal will be handled by private contractors. The disposal facilities (dumpsters and /or compactors) will be located entirely within the building.
<b>M.</b> Identify any historic sites or structures on the project site, or on neighboring properties, and explain any measures to protect historic features. Note that structures over 50 years old may require Historic Preservation Commission review before demolition or substantial alteration occurs.
Based on Historical Survey conducted by VHB in 2005 for the Yard 21 parcel, no properties included in the State of National Registers of Historic Places are located in the Project limits. Two buildings, one at 99 Foley Street and the other at 34 Sturtevant Street, were included in the Massachusetts Historical Commission's (MHC) "Inventory of Historic and Archaeological assets of the Commonwealth", however, due to extensive prior renovations that compromised each building's integrity, they were deemed by the MHC to be not eligible for inclusion in the National register of Historic Places. Both structures have since been demolished.

APPLICATION  
For Planning Board and Zoning Board of Appeals Approval

<b>12.1. Planned Unit Development – Preliminary Master Plan Submission – Additional Supporting Statements</b>
Address each of the following in order to submit a PUD Preliminary Master Plan.
<b>A. State what the general impact of the PUD will be upon the neighborhood.</b>
<p>The Project is a phase (Block 7A) of the approved PUD Preliminary Master Plan (PUD PMP). The Project (proposed mixed-use) is consistent with previous local and state approvals.</p>
<b>B. Explain the landscaping and maintenance provisions for all open space and drainage areas.</b>
<p>Ownership and maintenance of useable open space within the Project area will be the responsibility of the Proponent.</p>
<b>C. Explain the water supply and sewage disposal systems. For structures served by sewage disposal systems, document the status of Departmental of Environmental Management and/or other sewage permits.</b>
<p>The Project is not proposing to utilize any sewage disposal system structures. The proposed building water lines are proposed to connect to the existing water lines within the abutting roadways. Proposed domestic and fire services will be installed as indicated.</p>

APPLICATION  
For Planning Board and Zoning Board of Appeals Approval

<b>12.2. Special Permit with Site Plan Review for a PUD – Additional Supporting Statements</b>
Address each of the following items in order to apply for a Special Permit with Site Plan Review for a PUD.
<b>A. State the project's relationship to the approved PUD Preliminary Master Plan. Note the phase and any departure from the approved plan.</b>
<p>The Project is a phase of the amended PUD Preliminary Master Plan (PUD PMP) submitted for approval in parallel with this SPSR-A application. Previously approved final phases of the PUD-PMP include Phase 1-AAA (granted on March 16, 2007), Phase 1-AA (granted on August 20, 2009), Block 10 (granted on June 30, 2011), Block 1 (granted on October 6, 2011), Block 3 (granted on October 20, 2011), Block 4 (granted on October 6, 2011), Blocks 2A&amp;2B (granted on February 21, 2013), Block 6 (granted on October 2, 2014), Block 5 (granted on May 13, 2015), Parcel 11A (granted on July 10, 2014 and revised on February 18, 2016), Assembly Line Park (granted on September 22, 2016), Block 5B (granted on April 20, 2017), and Block 8 (granted on May 18, 2017).</p>
<b>B. Explain the provisions for the ownership and maintenance of usable open space as appropriate.</b>
<p>Ownership and maintenance of usable open space within the Project area will be the responsibility of the Applicant.</p>
<b>C. Explain the deed restrictions or covenants requiring compliance of all development with the PUD master plan, and any architectural or other guidelines or standards.</b>
<p>The following are additional guidelines and covenants beyond the requirements as set forth in the SZO:</p> <ol style="list-style-type: none"><li>1. Conform to standards set in the Unifying Design Guidelines for the Public Realm</li><li>2. Open Space Covenant for public access to all areas designated as useable open space may be required by the City.</li></ol>





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## II – Requested Waivers



## Requested Waivers

The following are the items that zoning relief is sought for:

1. **Section 6.4.8.B Model. A conceptual three-dimensional scale model of the Master Plan at 20 scale or alternative scale acceptable to the SPGA or its designee. If the proposed development in its entirety consists of no more than one building, the SPGA or its designee has the option of waiving this requirement.**

A waiver is requested for relief for the Project for the conceptual 3-D scale model. The proposed buildings at Block 7A are consistent with the previously approved Amended PUD-PMP.

2. **Section 9.11. – Dimensions of Parking Spaces and Maneuvering Aisles.**

The Applicant is seeking a waiver from the minimum parking stall width stated in Section 9.11. The Project is proposing 8.5-feet by 18-feet standard parking stalls, which are less than the required 9-feet width per the table "Minimum Parking Space and Aisle Dimensions for Parking Lots (in feet) under Section 9.11, and 7.5-feet by 18-feet compact parking stalls, which are less than the required 8-feet width per Section 9.11.c. The reduction in parking stall width is consistent with the newer Somerville Zoning and is consistent with the City's initiative to reduce parking area in the city. By providing a thinner parking stall width, the proposed garage is able to include more spaces in a smaller garage footprint.

3. **Section 9.16. - Parking Space and Loading Area Requirements in the Assembly Square Mixed-Use District (ASMD) and the PUD-A District.**

The Applicant is seeking a waiver from the minimum parking requirement stated in Section 9.16 and Section 9.5, and as described in Section 16.5.5. The Project is proposing 177 parking spaces in the structured garage, while the minimum required parking is 354 parking spaces. At Assembly Row, parking for retail uses is often serviced by the surrounding on-street parking spaces, not included in the proposed parking count. The surface parking lot is not included in the proposed parking count, as they were included in a previously approved special permit. From a functional perspective, the structured parking is intended to service the office and lab/R&D uses. Reducing the overall parking aligns with the larger master plan intent of the City to reduce and limit parking in the City.





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### III – 21E/MCP Reports



Massachusetts Superlien Report, 85 Foley Street, prepared by Somerville Engineering, Inc., dated November 15, 1985

Groundwater Sampling, Phase II Investigation, 100 Foley Street, prepared by GEI Consultants, Inc., dated January 11, 1989

Documentation of Remediation and Cleanup Procedures, H.K. Porter Inc. (74 Foley Street), prepared by Weston Geophysical Corporation, dated March 1989

Additional Environmental Site Evaluation Services, 85 Foley Street, prepared by GZA dated July 3, 1991

Environmental Site Investigation Report, 74 Foley Street, prepared by Groundwater Technology, Inc., dated August 6, 1991.

Phase II Site Assessment, 100 Foley Street Site, prepared by William F. Cosulich Associates, PC. , dated September 1, 1992

Addendum to the Phase II Risk Assessment, 100 Foley Street, prepared by H. Strauss Associates, Inc., dated October 10, 1994

Phase II Summary Report, 74 Foley Street, prepared by ERM-New England, Inc., dated August, 1995

Phase III - Final Remedial Response Plan, 74 Foley Street, prepared by ERM-New England, Inc., dated August 1995

Remedial Action Plan, 100 Foley Street, prepared by William F. Cosulich Associates, PC, dated November 1996

Remedy Implementation Plan, 100 Foley Street (RTN 3-0434), dated October 7, 1997, prepared by GeolInsight, Inc.

Phase IV Remedy Implementation Plan, 74 Foley Street, prepared by Environmental Resources Management, dated October 22, 1997

Notice of Activity and Use Limitation, Assembly Square Mall (133 Middlesex Avenue, RTN 3-14763), dated October 28, 1997

Preliminary Site Assessment, 85 Foley Street, prepared by IES, Inc. dated April 16, 1998

Addendum to the Phase IV Remediation Implementation Plan and Status Report, 100 Foley Street, prepared by Sanborn, Head & Associates, dated October 21, 1998

Notice of Activity and Use Limitation, 74 Foley Street (RTN 3-0649), dated December 28, 1998

Response Action Outcome Statement, 74 Foley Street (RTN 3-0649), prepared by Environmental Resources Management, dated January 11, 1999

Phase IV Final Inspection Report and Completion Statement, 74 Foley Street, prepared by Environmental Resources Management, dated January 11, 1999

Response Action Plan Status Report, Assembly Square Mall – 133 Middlesex Avenue (RTN 3-14763), prepared by TRC dated July 29, 1999

First Amendment to the Activity and Use Limitation, Assembly Square Mall (133 Middlesex Avenue, RTN 3-14763), prepared by TRC dated July 29, 1999

Notice of Activity and Use Limitation, 100 Foley Street (RTN 3-0434), dated September 1, 1999

Supplemental Phase II Comprehensive Site Assessment, Revised Phase III Identification, Evaluation and Selection of Remedial Action Alternative, Revised Phase IV Remedy Implementation Plan, Phase IV Final Inspection Report, Response Action Outcome Statement, 100 Foley Street, (RTN 3-0434), prepared by: Sanborn, Head & Associates, Inc., dated September 12, 1999

Release Abatement Measure Plan, 99 Foley Street (RTN 3-18995), prepared by ENSOL dated November 1999

Immediate Response Action Completion Report, 99 Foley Street (RTN 3-18995), prepared by ENSOL dated March 2000

RAM Completion Report, 99 Foley Street (RTN 3-18995), prepared by ENSOL dated March 20, 2000.

Phase I Initial Site Investigation Report & Method 1 Risk Characterization in Support of a Class A-2 RAO (RTNs 3-18995, 3-19163 and 3-19164), 99 Foley Street, Somerville, MA, prepared by ENSOL, Inc. dated November 2000

Immediate Response Action Plan, 133 Middlesex Avenue (RTN 3-21217), prepared by TRC, dated December 21, 2001

Release Abatement Measure Completion Report and Class A-2 Response Action Outcome Statement, 133 Middlesex Avenue (RTN 3-21217), prepared by Sanborn, Head and Associates, dated January 2006

Second Amendment to Notice of Activity and Use Limitation, 133 Middlesex Avenue (RTN 3-14763), prepared by Sanborn, Head & Associates, dated November 2006.

Phase I Environmental Site Assessment, 74 & 100 Foley Street, dated April 2007, prepared by Woodard & Curran

URAM, 74 Foley Street, dated August 2009, prepared by Woodard & Curran

Phase I Environmental Site Assessment, 85 Foley Street, prepared by Woodard & Curran dated September 2009

Release Abatement Measure Plan, 133 Middlesex Avenue (RTN 3-14763), prepared by Woodard & Curran dated September 2009



Immediate Response Action Outcome Statement and Class A-2 Response Action Outcome, 85 Foley Street (RTN 3-28781), prepared by CDW Consultants, dated November 13, 2009

Immediate Response Action Completion Report, 133 Middlesex Avenue (RTN 3-28753), prepared by Woodard & Curran dated November 24, 2009

Immediate Response Action Plan, 133 Middlesex Avenue (RTN 3-28904), prepared by Woodard & Curran dated December 2009

120-Day Release Abatement Measure Status Report, Assembly Square Mall (133 Middlesex Avenue, RTN 3-14763), prepared by Woodard & Curran, dated January 20, 2010

Release Abatement Measure Completion Report, 74 Foley Street (RTN 3-0649), prepared by Woodard & Curran, dated February 2010

Release Abatement Measure Plan, 133 Middlesex Avenue (RTN 3-28753), prepared by Woodard & Curran, dated February 2010

Immediate Response Action Plan, Yard 21 (RTN 3-28993), dated April 2010, prepared by Woodard & Curran

IRA Completion Report, 133 Middlesex Avenue (RTN 3-28904), prepared by Woodard & Curran dated June 2010

Release Abatement Measure Completion Report, 133 Middlesex Avenue – RTN 3-14763, prepared by Woodard & Curran dated July 2010

Release Abatement Measure Completion Report, 133 Middlesex Avenue – RTN 3-28753, prepared by Woodard & Curran dated July 2010

Phase I Environmental Site Assessment with Subsurface Investigations, 99 Foley Street, prepared by Sanborn Head & Associates dated September 2010.

IRA Plan Modification and Status Report, RTN 3-28993 [Yard 21 Spur], prepared by Sanborn Head & associates dated November 2010

Phase I Initial Site Investigation and Tier Classification, 133 Middlesex Avenue, Somerville, Massachusetts (RTN 3-28753), prepared by Sanborn Head & Associates dated September 20, 2010

Phase I Initial Site Investigation and Tier Classification, 133 Middlesex Avenue, Somerville, Massachusetts (RTN 3-28904), prepared by Sanborn Head & Associates dated November 2010

Phase I Initial Site Investigation and Tier Classification, Somerville, Massachusetts, RTN 3-28993, prepared by Sanborn, Head & Associates, Inc., dated January 5, 2011.

Release Abatement Measure Plan, 74 Foley Street (Area B), Somerville, Massachusetts (RTN 3-649), prepared by Sanborn Head & Associates dated March 15, 2011

Final Method 3 Human Health Risk Characterization, Future Massachusetts Department of Conservation and Recreation (DCR) Property, Somerville, Massachusetts, RTNs 3-0434, 3-

0649, 3-14763, prepared by The Science Collaborative – North Shore for Sanborn, Head & Associates, Inc., dated April 2011.

Interim Status Report, Phase IA Release Abatement Measure, Assembly Row, Somerville, Massachusetts, RTNs 3-649, 3-28993, 3-434, 3-29665, 3-4082, 3-11886, and 3-14763, prepared by Sanborn, Head & Associates, Inc., dated April 12, 2011.

Immediate Response Action Status Report, RTN 28993 (Yard 21 Spur), Somerville, Massachusetts, prepared by Sanborn Head & Associates dated May 3, 2011

Release Abatement Measure Completion Report, 74 Foley Street, Somerville, Massachusetts (RTN 3-0649), prepared by Sanborn Head & Associates dated May 20, 2011.

Soil Management Plan, Assembly Row, Somerville, Massachusetts, prepared by Sanborn Head & Associates dated May 23, 2011

Notice of Intent for the Remediation General Permit, Site Remediation at 100 and 130 Foley Street, Assembly Square, Massachusetts, prepared by Sanborn, Head & Associates, Inc., May 23, 2011.

Release Abatement Measure (RAM) Plan, 100 & 130 Foley Street, Somerville, Massachusetts (RTNs 3-29665 & 3-434), prepared by Sanborn Head & Associates dated June 29, 2011

Release Abatement Measure (RAM) Plan Modification, 100 & 130 Foley Street, Somerville, Massachusetts (RTNs 3-29665 & 3-434), prepared by Sanborn Head & Associates dated July 25, 2011

Immediate Response Action Plan Modification, Yard 21 Property between 99 and 85 Foley Street, Somerville, Massachusetts, RTN 3-28993, prepared by Sanborn, Head & Associates, Inc., dated August 9, 2011.

Release Abatement Measure Plan, Assembly Row, Somerville, Massachusetts, RTNs 3-649, 3-28993, 3-434, 3-29665, 3-4082, 3-11886, and 3-14763, prepared by Sanborn, Head & Associates, Inc., dated August 9, 2011.

Notice of Termination for Remediation General Permit MAG910487, Assembly Row/100 and 130 Foley Street, Assembly Square, Somerville, Massachusetts, prepared by Sanborn, Head & Associates, Inc., dated October 27, 2011.

Release Abatement Measure Completion Report 130 & 100 Foley Street, Somerville, Massachusetts, RTNs 3-29665 & 3-434, prepared by Sanborn, Head & Associates, Inc., dated November 3, 2011.

Immediate Response Action Status Report, Yard 21 Property between 99 and 85 Foley Street, Somerville, Massachusetts, RTN 3-28993, prepared by Sanborn, Head & Associates, Inc., dated November 10, 2011.

Release Abatement Measure Status and Remedial Monitoring Report No. 1, Assembly Row, Somerville, Massachusetts, RTNs 3-649, 3-28993, 3-434, 3-29665, 3-4082, 3-11886, and 3-14763, prepared by Sanborn, Head & Associates, Inc., dated December 19, 2011.

Final Method 3 Human Health Risk Characterization, Blocks 1, 3, 5, 6, and Streets, Former portions of 74 and 100 Foley Street and 133 Middlesex Avenue, Somerville, Massachusetts, RTNs 3-0649, 3-0434, and 3-14763, prepared by The Science Collaborative – North Shore for Sanborn, Head & Associates, Inc., dated March 2012.

Interim Status Report, Phase IA Release Abatement Measure, Assembly Row, Somerville, Massachusetts, RTNs 3-649, 3-28993, 3-434, 3-29665, 3-4082, 3-11886, and 3-14763, prepared by Sanborn, Head & Associates, Inc., dated April 12, 2012.

Immediate Response Action Completion Report, Yard 21 Property between 99 and 85 Foley Street, Somerville, Massachusetts, RTN 3-28993, prepared by Sanborn, Head & Associates, Inc., dated May 9, 2012.

Activity and Land Use Limitation for Blocks 3, 5, 6 and Streets, Somerville, Massachusetts, RTNs 3-29665, 3-434, 3-649, and 3-14763, prepared by Sanborn, Head & Associates, Inc., recorded on May 17, 2012.

Partial Termination of Notice of Activity and Use Limitation (eight documents), for RTNs 3-434, 3-649, and 3-14763, prepared by Sanborn, Head & Associates, Inc., recorded on May 17, 2012.

Release Abatement Measure Status and Remedial Monitoring Report No. 2, Assembly Row, Somerville, Massachusetts, RTNs 3-649, 3-28993, 3-434, 3-29665, 3-4082, 3-11886, and 3-14763, prepared by Sanborn, Head & Associates, Inc., dated June 13, 2012.

Release Abatement Measure Status and Remedial Monitoring Report, Assembly Row, Somerville, Massachusetts, RTNs 3-434, 3-649, 3-14763, 3-11886, 3-4082, 3-28993 and 3-29665, prepared by Sanborn, Head & Associates, Inc., dated December 18, 2012.

Phase II Comprehensive Site Assessment and Response Action Outcome Statement, Yard 21 Property Between 85 and 99 Foley Street, Somerville, Massachusetts, RTN 3-28993, prepared by Sanborn, Head & Associates, Inc., dated January 9, 2013.

Release Abatement Measure Status Report No. 2, Assembly Row, Somerville, Massachusetts, RTNs 3-0649, 3-14763 and 3-28753 prepared by Sanborn, Head & Associates, Inc., dated February 6, 2013.

Release Abatement Measure Status Report, Assembly Row, Somerville, Massachusetts, RTNs 3-0434, 3-0649, 3-14763, 3-11886, 3-4082, 3-28993 and 3-29655, prepared by Sanborn, Head & Associates, Inc., dated June 14, 2013.

Release Abatement Measure Status Report, Assembly Row, Somerville, Massachusetts, RTNs 3-0434, 3-0649, 3-14763, 3-11886, 3-4082, 3-28993 and 3-29655, prepared by Sanborn, Head & Associates, Inc., dated December 13, 2013.

Release Abatement Measure Status Report, Assembly Row, Somerville, Massachusetts, RTNs 3-0434, 3-0649, 3-14763, 3-11886, 3-4082, 3-28993 and 3-29655, prepared by Sanborn, Head & Associates, Inc., dated June 13, 2014.

Release Abatement Measure Status Report, Assembly Row, Somerville, Massachusetts, RTNs 3-0434, 3-0649, 3-14763, 3-11886, 3-4082, 3-28993 and 3-29655, prepared by Sanborn, Head & Associates, Inc., dated December 10, 2014.

Release Abatement Measure Status Report, Assembly Row, Somerville, Massachusetts, RTNs 3-0434, 3-0649, 3-14763, 3-11886, 3-4082, 3-28993 and 3-29655, prepared by Sanborn, Head & Associates, Inc., dated June 10, 2015.

Permanent Solution Statement, Block 5, Assembly Row, RTN 3-33147 prepared by Sanborn, Head and Associates dated September 8, 2015.

Contained-in Determination for Soil from Site RTN 3-0434, 100 Foley Street, Somerville, Massachusetts, prepared by Sanborn, Head and Associates dated September 9, 2015.

Contained-in Determination for Soil from Site RTN 3-0434, 100 Foley Street, Somerville, Massachusetts, prepared by Sanborn, Head and Associates dated November 18, 2015.

Release Abatement Measure Status Report, Assembly Row, Somerville, Massachusetts, RTNs 3-0434, 3-0649, 3-14763, 3-11886, 3-4082, 3-28993 and 3-29655, prepared by Sanborn, Head & Associates, Inc., dated December 17, 2015.

Release Abatement Measure Plan, Block 5, Assembly Row, Somerville, Massachusetts, RTNs 3-0434 and 3-0649, Prepared by Sanborn Head & Associates, Inc., dated February 10, 2016.

Release Abatement Measure Status Report, Block 5, Assembly Row, Somerville, Massachusetts, RTNs 3-0434 and 3-0649, prepared by Sanborn Head & Associates, Inc., dated June, 2016.

Release Abatement Measure Status Report, Assembly Row, Somerville, Massachusetts, RTNs 3-0434, 3-0649, 3-14763, 3-11886, 3-4082, 3-28993 and 3-29655, prepared by Sanborn, Head & Associates, Inc., dated June 11, 2016.

First Amendment to AUL, Assembly Row Multiblock, dated July 29, 2016.

Release Abatement Measure Completion Report, Block 5, Assembly Row, Somerville, Massachusetts, RTNs 3-0434 and 3-0649, prepared by Sanborn Head & Associates, Inc., dated December 14, 2016.

Release Abatement Measure Status Report, Assembly Row, Somerville, Massachusetts, RTNs 3-0434, 3-0649, 3-14763, 3-11886, 3-4082, 3-28993 and 3-29655, prepared by Sanborn, Head & Associates, Inc., dated December 14, 2016.



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#### IV – Property Owner's Authorization





# CITY OF SOMERVILLE

## Office of Strategic Planning & Community Development

### DEVELOPMENT REVIEW • PROPERTY OWNER AUTHORIZATION

Property Address: 350 Assembly Row, Somerville, MA 02145		
Zoning District: ASMD	Ward: 1	MBL: 99-A-13
Applicant: Street Retail, LLC		
Address: 909 Rose Avenue, Suite 200, North Bethesda, MD 20852		
Phone: (617) 440-5635	Email: sforde@federalrealty.com	
Property Owner: Street Retail, LLC		
Address: 909 Rose Avenue, Suite 200, North Bethesda, MD 20852		
Phone: (617) 440-5635	Email: sforde@federalrealty.com	
Agent: Matthew Snell, Nutter McClennen & Fish LLP		
Phone: (617)-439-2617	Email: msnell@nutter.com	

As the **Applicant**, I make the following representations:

1. I understand that an application for development review is not complete until all necessary information has been submitted and all fees have been paid
2. I understand that an incomplete application will not be reviewed, will not be publicly noticed, and will not be scheduled for a public hearing, as applicable.
3. I certify that the information supplied on and with this form is accurate to the best of my knowledge.
4. I certify that the agent listed on this application form is authorized to represent me before City staff and review boards as it relates to the development of this property.

Signature: 

As the **Owner**, I make the following representations:

1. I certify that I am the owner of the property identified on this property owner authorization form.
2. I certify that the applicant named on this application form is authorized to apply for development review for the property identified and for the purposes indicated by the submitted documentation.
3. I certify that the agent listed on this application form is authorized to represent me before City staff and review boards as it relates to the development of this property.
4. I permit City staff to conduct site visits on my property.
5. If the ownership of this property changes before the development review is completed, I will provide updated information and new copies of this form.

Signature: 







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## V - Recorded Deeds





Bk: 64037 Pg: 558 Doc: DEED  
Page: 1 of 4 08/06/2014 11:26 AM

After recording return to:

Deborah S. Horwitz, Esq.  
Goulston & Storrs  
400 Atlantic Avenue  
Boston, MA 02110

### QUITCLAIM DEED

**FR STURTEVANT STREET, LLC**, a Delaware limited liability company, **STREET RETAIL, INC.**, a Maryland corporation, **SRI ASSEMBLY ROW B2, LLC**, a Delaware limited liability company, **SRI ASSEMBLY ROW B3, LLC**, a Delaware limited liability company, **SRI ASSEMBLY ROW B5, LLC**, a Delaware limited liability company, **SRI ASSEMBLY ROW B6, LLC**, a Delaware limited liability company, **SRI ASSEMBLY ROW B7, LLC**, a Delaware limited liability company, **SRI ASSEMBLY ROW B8, LLC**, a Delaware limited liability company, and **SRI ASSEMBLY ROW B9, LLC**, a Delaware limited liability company (collectively, the "Grantors"), each with an address of c/o Federal Realty Investment Trust, 1626 East Jefferson Street, Rockville, Maryland 20852, for nominal consideration of Ten Dollars (\$10.00) paid, grant to **SRI ASSEMBLY ROW B7, LLC**, a Delaware limited liability company, having an address of c/o Federal Realty Investment Trust, 1626 East Jefferson Street, Rockville, Maryland 20852 ("Grantee"),

With **QUITCLAIM COVENANTS**, Grantors' interests in the premises situated in Somerville, Middlesex County, Massachusetts, being more particularly described in Exhibit A attached hereto (the "Property").

Grantors hereby certify that none of them is classified for the current taxable year as a corporation for federal income tax purposes.

The Property is conveyed together with the benefit of, and subject to, all rights, easements and restrictions of record, if any, insofar as the same are in force and applicable.

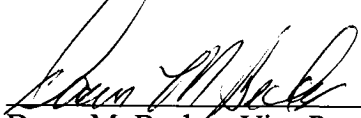
The Grantors hereby acknowledge and confirm that the Tenants in Common Agreement dated July 5, 2010, as amended to date, has been terminated and is no longer in force and effect as of the date hereof.

For Grantors' title see: (1) Deed from FR Sturtevant Street LLC and Street Retail, Inc. dated July 6, 2010, recorded with the Registry in Book 54960, Page 476 (See also Confirmatory Deed in Book 55630, Page 131), and (2) Deed from FR Assembly Square, LLC dated December 5, 2011 and recorded with the Registry in Book 58025, page 91.

Please Return To: SSCAU  
First American Title Insurance Company  
National Commercial Services  
800 Boylston Street, Suite 2620  
Boston, MA 02199  
AVL


EXECUTED as a sealed instrument this 3<sup>rd</sup> day of July, 2014.

**STREET RETAIL, INC.**, a Maryland corporation,  
in its individual capacity and as authorized  
signatory on behalf of SRI Assembly Row B2,  
LLC, SRI Assembly Row B3, LLC, SRI Assembly  
Row B5, LLC, SRI Assembly Row B6, LLC, SRI  
Assembly Row B7, LLC, SRI Assembly Row B8,  
LLC, and SRI Assembly Row B9, LLC, each a  
Delaware limited liability company

By:   
Dawn M. Becker, Vice President  
and Chief Operating Officer

**FR STURTEVANT STREET, LLC**

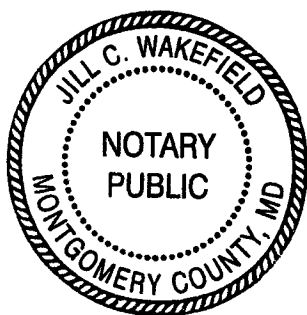
By: FR Sturtevant Street, Inc., a Delaware  
corporation, its sole member

By:   
Dawn M. Becker, Vice President  
and Chief Operating Officer

## STATE OF MARYLAND

Montgomery County, ss

On this 31<sup>st</sup> day of July, 2014, before me, the undersigned notary public, personally appeared Dawn M. Becker, as Vice President and Chief Operating Officer of Street Retail, Inc., and as Vice President and Chief Operating Officer of FR Sturtevant Street, Inc., the sole member of FR Sturtevant Street, LLC, proved to me through satisfactory evidence of identification which was personally known to me to be the person whose name is signed on the preceding document, and acknowledged to me that she signed it voluntarily, in such capacity for its stated purpose on behalf of Street Retail, Inc., a Maryland corporation, in its individual capacity and as authorized signatory on behalf of FR Sturtevant Street, LLC, SRI Assembly Row B2, LLC, SRI Assembly Row B3, LLC, SRI Assembly Row B5, LLC, SRI Assembly Row B6, LLC, SRI Assembly Row B7, LLC, SRI Assembly Row B8, LLC, and SRI Assembly Row B9, LLC, each a Delaware limited liability company and on behalf of FR Sturtevant Street, Inc., as sole member of FR Sturtevant Street, LLC.



Jill C. Wakefield  
 Notary Public

My Commission Expires:

JILL C WAKEFIELD  
 NOTARY PUBLIC STATE OF MARYLAND  
 COUNTY OF MONTGOMERY  
 My Commission Expires April 14, 2018

**EXHIBIT A**

**LEGAL DESCRIPTION**

**PARCEL 33**

A certain parcel of land situated in Somerville, Middlesex County, Massachusetts, being shown as Parcel 33 on a plan of land entitled "Subdivision Plan of Land in Somerville, Massachusetts", Prepared For: Street Retail, Inc., prepared by Vanasse Hangen Brustlin, Inc., dated November 18, 2011, recorded with the Middlesex County Southern District Registry of Deeds as Plan No. 880 of 2011, and containing 160,292 square feet of land according to said plan. Said Parcel is conveyed together with any and all appurtenant rights and easements of record.

10 B



2017 00088349

Bk: 69421 Pg: 458 Doc: DEED  
Page: 1 of 10 06/13/2017 10:52 AM

After recording return to:

Deborah S. Horwitz, Esq.  
Goulston & Storrs  
400 Atlantic Ave.  
Boston MA 02110

## QUITCLAIM DEED

**STREET RETAIL, INC.**, a Maryland corporation having an address of 1626 E. Jefferson Street, Rockville, Maryland 20852 (the "Grantor"), for consideration of One Dollar (\$1.00), grants to the **CITY OF SOMERVILLE**, a Massachusetts body corporate and politic with a usual place of business at 93 Highland Avenue, Somerville, MA 02143 ("Grantee"),

with **quitclaim covenants** the fee simple interest in that certain parcel of land located in Somerville, Middlesex County, Massachusetts shown as **Parcel 34B** on the plan entitled "Subdivision Plan of Land in Somerville, Massachusetts", dated July 31, 2014, prepared by Vanasse Hangen Brustlin, Inc., and recorded with the Middlesex South Registry of Deeds (the "Registry") as **Plan No. 746 of 2014** (the "Property"). The Property has been referred to as private rights of way called a portion of Great River Road, Artisan Way, a portion of Assembly Row, a portion of Canal Street, and a portion of Foley Street, all of which is being conveyed to Grantee for purposes of recognizing them as public rights of way.

Less and except an easement reserved in favor of Grantor (and Grantor's assigns) located below elevation Ten and One-Half Feet (10.5') and extending Three Feet (3') on either side of the above described property. Grantee shall be permitted to construct and permanently locate within such easement area building systems, including without limitation, ground improvements, footings, pile caps and utilities, provided that in each case such building systems do not permanently and unreasonably interfere with the operation of public utilities within the public right of way.

Property Address: Assembly Row, Somerville

Grantor's ownership interest in the Property is derived from and is a portion of the property conveyed pursuant to that certain Quitclaim Deed from FR Sturtevant Street, LLC, a Delaware limited liability company, Street Retail, Inc., a Maryland corporation, SRI Assembly Row B2, LLC, a Delaware limited liability company, SRI Assembly Row B3, LLC, a Delaware limited liability company, SRI Assembly Row B5, LLC, a Delaware limited liability company, SRI Assembly Row B6, LLC, a Delaware limited liability company, SRI Assembly Row B7, LLC, a Delaware limited liability company, SRI Assembly Row B8, LLC, a Delaware limited liability company, and SRI Assembly Row B9, LLC, a Delaware limited liability company, recorded with the Registry in Book 64037, Page 542.

A portion of the Property is subject to that certain Notice of Activity and Use Limitation made as of May 11, 2012 by Street Retail, Inc., recorded with the Registry in Book 59076, Page 230 with respect to RTNs 3-0434, 4-0649, 3-14763 and 3-29665. A portion of the Property is subject to that certain Notice of Activity and Use Limitation made as of May 11, 2012 by Street Retail, Inc., recorded with the Registry in Book 59076, Page 192 with respect to RTNs 3-0434, 4-0649 and 3-29665. A portion of the Property is subject to that certain Notice of Activity and Use Limitation made as of May 1, 2013 by Street Retail, Inc., recorded with the Registry in Book 61719, Page 474 with respect to RTN 3-4082.

All use of the Property conveyed herein shall be in accordance with all terms, provisions, obligations and conditions set forth in the Notices of Activity and Use Limitation and all applicable Laws, including without limitation the provisions of Chapter 21E of the Massachusetts General Laws, the Massachusetts Contingency Plan 310 CMR 400.0000 *et seq.*

This conveyance is not the sale of all or substantially all of the assets of the Grantor located in the Commonwealth.

*(The remainder of this page is intentionally left blank)*



EXECUTED under seal this 19<sup>th</sup> day of May, 2017.

**GRANTOR:**


**STREET RETAIL, INC.**

By:   
Dawn Becker, Vice President - Corporate

Approved as to Form:

**GRANTEE:**

**CITY OF SOMERVILLE**

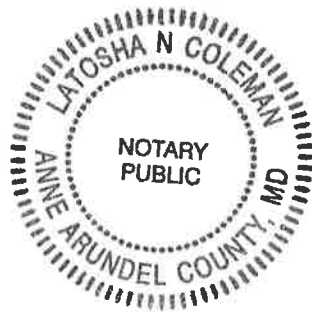
  
Francis X. Wright, Jr., City Solicitor

By:   
Joseph A. Curtatone  
Its: Mayor

COMMONWEALTH/STATE OF MARYLAND

Montgomery County

On this 19<sup>th</sup> day of May, 2017, before me, the undersigned notary public, personally appeared Dawn M. Becker, as Vice President – Corporate of Street Retail, Inc., proved to me through satisfactory evidence of identification which was personal knowledge to be the person whose name is signed on the preceding document, and acknowledged to me that she signed it voluntarily, in such capacity for its stated purpose on behalf of Street Retail, Inc., a Maryland corporation.



L. Coleman  
Name: Latosha Coleman  
Notary Public  
My Commission Expires 4/28/2018

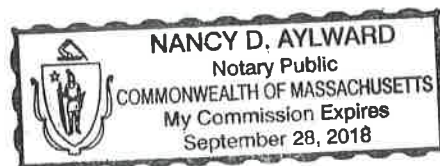
LATOSHA N COLEMAN  
NOTARY PUBLIC STATE OF MARYLAND  
COUNTY OF ANNE ARUNDEL  
My Commission Expires April 28, 2018

COMMONWEALTH OF MASSACHUSETTS

Middlesex County

On this 19<sup>th</sup> day of May, 2017, before me, the undersigned Notary Public, personally appeared the above-named Joseph A. Curtatone, Mayor of the City of Somerville, proved to me by my own knowledge of the identity of the signatory to be the person whose name is signed above, and acknowledged the foregoing to be signed by him voluntarily for its stated purpose.

Nancy D. Aylward  
Name: NANCY D. AYLWARD  
Notary Public  
My Commission Expires: 9/28/18



**EXHIBIT A**  
**Legal Description**

A CERTAIN PARCEL OF LAND SHOWN AS PARCEL 34B ON A PLAN ENTITLED "SUBDIVISION PLAN OF LAND IN SOMERVILLE MASSACHUSETTS" PREPARED BY VANESSE HANGEN BRUSTLIN, INC. DATED JULY 31, 2014 RECORDED WITH THE REGISTRY AS PLAN 746 OF 2014, BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT, BEING THE NORTHEAST CORNER OF FOLEY STREET BEING THE EASTERLY TERMINUS OF SAID PUBLIC WAY; THENCE

N 78°03'00" E	A DISTANCE OF ONE HUNDRED NINETY TWO AND SIXTY SEVEN HUNDREDTHS FEET (192.67') TO A POINT; THENCE
N 11°56'24" W	A DISTANCE OF TWENTY NINE AND SIXTY TWO HUNDREDTHS FEET (29.62') TO A POINT; THENCE
N 56°56'24" W	A DISTANCE OF SIXTEEN AND NINETY SEVEN HUNDREDTHS FEET (16.97') TO A POINT; THENCE
N 11°56'24" W	A DISTANCE OF TWO HUNDRED EIGHT AND SEVENTY THREE HUNDREDTHS FEET (208.73') TO A POINT; THENCE
N 33°03'36" E	A DISTANCE OF ELEVEN AND SEVENTY EIGHT HUNDREDTHS FEET (11.78') TO A POINT; THENCE
N 11°56'24" W	A DISTANCE OF FORTY ONE AND EIGHTY FOUR HUNDREDTHS FEET (41.84') TO A POINT; THENCE
S 78°03'36" W	A DISTANCE OF THREE HUNDRED SIXTY SEVEN AND NINETY THREE HUNDREDTHS FEET (367.93') TO A POINT; THENCE
N 11°56'24" W	A DISTANCE OF FORTY NINE AND NINETY TWO HUNDREDTHS FEET (49.92') TO A POINT; THENCE
N 78°03'36" E	A DISTANCE OF THREE HUNDRED FORTY THREE AND NINETY SEVEN HUNDREDTHS FEET (343.97') TO A POINT; THENCE
S 56°56'24" E	A DISTANCE OF TWO AND NINETY FOUR HUNDREDTHS FEET (2.94') TO A POINT; THENCE
N 78°03'36" E	A DISTANCE OF TWENTY ONE AND EIGHTY NINE HUNDREDTHS FEET (21.89') TO A POINT; THENCE
N 11°56'24" W	A DISTANCE OF THIRTY EIGHT AND FORTY FIVE HUNDREDTHS FEET (38.45') TO A POINT; THENCE
N 56°56'24" W	A DISTANCE OF ELEVEN AND SEVENTY EIGHT HUNDREDTHS FEET (11.78') TO A POINT; THENCE
N 11°56'24" W	A DISTANCE OF TWO HUNDRED EIGHT AND SEVENTY THREE HUNDREDTHS FEET (208.73') TO A POINT; THENCE

N 33°03'36" E	A DISTANCE OF FIVE AND EIGHTY EIGHT HUNDREDTHS FEET (5.88') TO A POINT; THENCE
N 11°56'24" W	A DISTANCE OF THIRTY TWO AND FORTY EIGHT HUNDREDTHS FEET (32.48') TO A POINT; THENCE
N 56°56'24" W	A DISTANCE OF NINE AND FIFTY TWO HUNDREDTHS FEET (9.52') TO A POINT; THENCE
S 78°03'36" W	A DISTANCE OF ONE HUNDRED FORTY SIX AND SEVENTY TWO HUNDREDTHS FEET (146.72') TO A POINT; THENCE
S 33°03'36" W	A DISTANCE OF FOUR AND SIXTY EIGHT HUNDREDTHS FEET (4.68') TO A POINT; THENCE
S 78°03'36" W	A DISTANCE OF TWO HUNDRED SEVEN AND ONE HUNDREDTHS FEET (207.01') TO A POINT; THENCE
N 11°57'00" W	A DISTANCE OF FIFTY FIVE AND NO HUNDREDTHS FEET (55.00') TO A POINT; THENCE
N 78°03'36" E	A DISTANCE OF TWO HUNDRED AND NINETY EIGHT HUNDREDTHS FEET (200.98') TO A POINT; THENCE
S 56°56'24" E	A DISTANCE OF FOUR AND TWENTY FOUR HUNDREDTHS FEET (4.24') TO A POINT; THENCE
N 78°03'36" E	A DISTANCE OF EIGHTY EIGHT AND FIVE HUNDREDTHS FEET (88.05') TO A POINT; THENCE
S 56°56'24" E	A DISTANCE OF TEN AND EIGHTY EIGHT HUNDREDTHS FEET (10.88') TO A POINT; THENCE
N 78°03'36" E	A DISTANCE OF TWENTY ONE AND FORTY TWO HUNDREDTHS FEET (21.42') TO A POINT; THENCE
N 33°03'36" E	A DISTANCE OF TWENTY FIVE AND SEVENTEEN HUNDREDTHS FEET (25.17') TO A POINT; THENCE
N 11°56'24" W	A DISTANCE OF THIRTY FOUR AND FORTY HUNDREDTHS FEET (34.40') TO A POINT; THENCE
N 56°56'24" W	A DISTANCE OF EIGHT AND EIGHTY SEVEN HUNDREDTHS FEET (8.87') TO A POINT; THENCE
N 11°56'24" W	A DISTANCE OF ONE HUNDRED TWENTY NINE AND FIFTY FIVE HUNDREDTHS FEET (129.55') TO A POINT; THENCE
N 78°03'36" E	A DISTANCE OF ONE AND SIXTY SEVEN HUNDREDTHS FEET (1.67') TO A POINT; THENCE
N 11°56'24" W	A DISTANCE OF FORTY AND SEVENTY EIGHTY FOUR HUNDREDTHS FEET (40.84') TO A POINT; THENCE

N 33°03'36" E	A DISTANCE OF FOUR AND TWENTY HUNDREDTHS FEET (4.20') TO A POINT; THENCE
N 11°56'24" W	A DISTANCE OF TWENTY NINE AND NINETY SEVEN HUNDREDTHS FEET (29.97') TO A POINT; THENCE
N 58°18'21" W	A DISTANCE OF EIGHTEEN AND FORTY ONE HUNDREDTHS FEET (18.41') TO A POINT; THENCE
N 11°56'24" W	A DISTANCE OF SEVEN AND EIGHTY FOUR HUNDREDTHS FEET (7.84') TO A POINT; THENCE
S 78°03'36" W	A DISTANCE OF ONE HUNDRED FIFTY SIX AND TWENTY SEVEN HUNDREDTHS FEET (156.27') TO A POINT; THENCE
WESTERLY	AND CURVING TO THE RIGHT ALONG THE ARC OF A NON TANGENT CURVE HAVING A RADIUS OF TWO HUNDRED NINETY NINE AND FIFTY HUNDREDTHS FEET (299.50), A LENGTH OF ONE HUNDRED FIFTY THREE AND TWENTY FOUR HUNDREDTHS FEET (153.24) AND A CHORD LENGTH OF ONE HUNDRED FIFTY ONE AND FIFTY SEVEN HUNDREDTHS FEET (151.57') WITH A CHORD BEARING OF N 72°12'36" W TO A POINT; THENCE
N 57°19'48" W	A DISTANCE OF TWENTY NINE AND SIXTY NINE HUNDREDTHS FEET (29.69') TO A POINT; THENCE
N 11°57'00" W	A DISTANCE OF SIXTY NINE AND THREE HUNDREDTHS FEET (69.03') TO A POINT; THENCE
SOUTHEASTERLY	AND CURVING TO THE LEFT ALONG THE ARC OF A NON TANGENT CURVE HAVING A RADIUS OF NINETY NINE AND NO HUNDREDTHS FEET (99.00), A LENGTH OF TWENTY EIGHT AND TWENTY ONE HUNDREDTHS FEET (28.21) AND A CHORD LENGTH OF TWENTY EIGHT AND ELEVEN HUNDREDTHS FEET (28.11') WITH A CHORD BEARING OF S 39°11'16" E TO A POINT; THENCE
S 65°34'36" E	A DISTANCE OF FOURTEEN AND FORTY FIVE HUNDREDTHS FEET (14.45') TO A POINT; THENCE
S 51°18'01" E	A DISTANCE OF FORTY AND TWENTY EIGHT HUNDREDTHS FEET (40.28') TO A POINT; THENCE
S 56°20'08" E	A DISTANCE OF SEVEN AND EIGHT HUNDREDTHS FEET (7.08') TO A POINT; THENCE
SOUTHEASTERLY	AND CURVING TO THE LEFT ALONG THE ARC OF A CURVE HAVING A RADIUS OF TWO HUNDRED THIRTY NINE AND NO HUNDREDTHS FEET (239.00'), A LENGTH OF SEVENTY ONE AND THIRTY THREE HUNDREDTHS FEET (71.33') TO A POINT; THENCE
N 65°09'17" E	A DISTANCE OF TWELVE AND THIRTY EIGHT HUNDREDTHS FEET (12.38') TO A POINT; THENCE
EASTERLY	AND CURVING TO THE LEFT ALONG THE ARC OF A NON TANGENT CURVE HAVING A RADIUS OF TWO HUNDRED THIRTY ONE AND NO HUNDREDTHS FEET (231.00), A LENGTH OF ONE HUNDRED FIVE AND SIXTY FOUR HUNDREDTHS FEET (105.64) AND A CHORD LENGTH OF ONE HUNDRED

	FOUR AND SEVENTY TWO HUNDREDTHS FEET (104.72') WITH A CHORD BEARING OF S 88°50'21" E TO A POINT; THENCE
N 78°03'36" E	A DISTANCE OF EIGHTY FIVE AND NINETY TWO HUNDREDTHS FEET (85.92') TO A POINT; THENCE
S 11°56'24" E	A DISTANCE OF EIGHT AND NO HUNDREDTHS FEET (8.00') TO A POINT; THENCE
N 78°03'36" E	A DISTANCE OF FIFTY TWO AND FORTY TWO HUNDREDTHS FEET (52.42') TO A POINT; THENCE
S 11°56'24" E	A DISTANCE OF EIGHTY EIGHT AND EIGHTY FOUR HUNDREDTHS FEET (88.84') TO A POINT; THENCE
S 33°03'36" W	A DISTANCE OF NINE AND THREE HUNDREDTHS FEET (9.03') TO A POINT; THENCE
S 11°56'24" E	A DISTANCE OF ONE HUNDRED THIRTY FIVE AND FIFTY NINE HUNDREDTHS FEET (135.59') TO A POINT; THENCE
S 56°56'24" E	A DISTANCE OF TEN AND TWENTY NINE HUNDREDTHS FEET (10.29') TO A POINT; THENCE
S 11°56'24" E	A DISTANCE OF TWENTY NINE AND SIXTY SEVEN HUNDREDTHS FEET (29.67') TO A POINT; THENCE
S 56°56'24" E	A DISTANCE OF NINE AND THIRTY NINE HUNDREDTHS FEET (9.39') TO A POINT; THENCE
N 78°03'36" E	A DISTANCE OF FORTY SEVEN AND NINETY SIX HUNDREDTHS FEET (47.96') TO A POINT; THENCE
S 56°56'24" E	A DISTANCE OF FORTY FOUR AND NINETY TWO HUNDREDTHS FEET (44.92') TO A POINT; THENCE
N 78°03'36" E	A DISTANCE OF TWO HUNDRED TWENTY SEVEN AND THREE HUNDREDTHS FEET (227.03') TO A POINT; THENCE
N 33°03'36" E	A DISTANCE OF EIGHTEEN AND TWENTY EIGHT HUNDREDTHS FEET (18.28') TO A POINT; THENCE
N 11°56'24" W	A DISTANCE OF SIX AND SIXTY TWO HUNDREDTHS FEET (6.62') TO A POINT; THENCE
N 78°03'36" E	A DISTANCE OF FORTY THREE AND SIXTY FOUR HUNDREDTHS FEET (43.64') TO A POINT; THENCE
S 56°56'24" E	A DISTANCE OF TWENTY THREE AND FORTY ONE HUNDREDTHS FEET (23.41') TO A POINT; THENCE
N 78°03'36" E	A DISTANCE OF TWENTY ONE AND FIFTY NINE HUNDREDTHS FEET (21.59') TO A POINT; THENCE

S 00°04'45" E	A DISTANCE OF FIFTY SIX AND TWENTY THREE HUNDREDTHS FEET (56.23') TO A POINT; THENCE
S 78°03'36" W	A DISTANCE OF SIX AND TWENTY NINE HUNDREDTHS FEET (6.29') TO A POINT; THENCE
N 11°56'24" W	A DISTANCE OF EIGHT AND TWO HUNDREDTHS FEET (8.02') TO A POINT; THENCE
S 78°03'36" W	A DISTANCE OF TWO HUNDRED EIGHTY FIVE AND FORTY SEVEN HUNDREDTHS FEET (285.47') TO A POINT; THENCE
N 56°56'24" W	A DISTANCE OF FOUR AND SEVENTY ONE HUNDREDTHS FEET (4.71') TO A POINT; THENCE
S 78°03'36" W	A DISTANCE OF FIFTY SEVEN AND THIRTY EIGHT HUNDREDTHS FEET (57.38') TO A POINT; THENCE
S 33°03'36" W	A DISTANCE OF SEVEN AND SEVEN HUNDREDTHS FEET (7.07') TO A POINT; THENCE
S 11°56'24" E	A DISTANCE OF THIRTY THREE AND EIGHTY TWO HUNDREDTHS FEET (33.82') TO A POINT; THENCE
S 56°56'24" E	A DISTANCE OF SIX AND FORTY SIX HUNDREDTHS FEET (6.46') TO A POINT; THENCE
S 11°56'24" E	A DISTANCE OF TWO HUNDRED EIGHT AND SEVENTY THREE HUNDREDTHS FEET (208.73') TO A POINT; THENCE
S 33°03'36" W	A DISTANCE OF ELEVEN AND FORTY EIGHT HUNDREDTHS FEET (11.48') TO A POINT; THENCE
S 11°56'24" E	A DISTANCE OF ONE HUNDRED TWENTY EIGHT AND FIFTY SIX HUNDREDTHS FEET (128.56') TO A POINT; THENCE
S 56°56'24" E	A DISTANCE OF ELEVEN AND FORTY EIGHT HUNDREDTHS FEET (11.48') TO A POINT; THENCE
S 11°56'24" E	A DISTANCE OF TWO HUNDRED EIGHT AND SEVENTY FOUR HUNDREDTHS FEET (208.74') TO A POINT; THENCE
S 33°03'36" W	A DISTANCE OF SIXTEEN AND NINETY SEVEN HUNDREDTHS FEET (16.97') TO A POINT; THENCE
S 11°56'24" E	A DISTANCE OF THIRTY THREE AND SEVENTY TWO HUNDREDTHS FEET (33.72') TO A POINT; THENCE
S 56°56'24" E	A DISTANCE OF SIX AND THIRTY FOUR HUNDREDTHS FEET (6.34') TO A POINT; THENCE
N 78°03'36" E	A DISTANCE OF THIRTY ONE AND TWENTY HUNDREDTHS FEET (31.20') TO A POINT; THENCE

N 33°08'26" E	A DISTANCE OF NINE AND EIGHTEEN HUNDREDTHS FEET (9.18') TO A POINT; THENCE
N 78°03'36" E	A DISTANCE OF TWO HUNDRED NINETY THREE AND EIGHTY NINE HUNDREDTHS FEET (293.89') TO A POINT; THENCE
S 00°48'13" W	A DISTANCE OF SIXTY TWO AND TWENTY SEVEN HUNDREDTHS FEET (62.27') TO A POINT; THENCE
S 78°03'36" W	A DISTANCE OF TWO HUNDRED EIGHTY THREE AND EIGHTY NINE HUNDREDTHS FEET (283.89') TO A POINT; THENCE50
S 78°03'36" W	A DISTANCE OF ONE HUNDRED SEVENTEEN AND FIFTY HUNDREDTHS FEET (117.50') TO A POINT; THENCE
S 78°03'36" W	A DISTANCE OF TWO HUNDRED SEVENTY EIGHT AND THIRTY FOUR HUNDREDTHS FEET (278.34') TO A POINT; THENCE
N 11°57'10" W	A DISTANCE OF TWELVE AND SEVENTY EIGHT HUNDREDTHS FEET (12.78') TO A POINT; THENCE
N 78°03'00" E	A DISTANCE OF ONE HUNDRED TWENTY FOUR AND SEVENTY ONE HUNDREDTHS FEET (124.71') TO A POINT; THENCE
N 11°55'41" W	A DISTANCE OF FIFTY AND NO HUNDREDTHS FEET (50.00') TO A POINT; THENCE
S 78°03'36" W	A DISTANCE OF THREE HUNDRED THIRTEEN AND FORTY SEVEN HUNDREDTHS FEET (313.47') TO A POINT; THENCE
N 11°57'10" W	A DISTANCE OF TWELVE AND SEVENTY EIGHT HUNDREDTHS FEET (12.78') TO A POINT; THENCE
N 78°03'00" E	A DISTANCE OF ONE HUNDRED TWENTY FOUR AND SEVENTY ONE HUNDREDTHS FEET (124.71') TO A POINT; THENCE
N 11°55'41" W	A DISTANCE OF FIFTY AND NO HUNDREDTHS FEET (50.00') TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINING 158,115.33 SQUARE FEET OR 3.630 ACRES MORE OR LESS.





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## VI – Accessibility Memorandums





February 18, 2022

Ref: 08518.23

Sarah Lewis  
City of Somerville  
93 Highland Street  
Somerville, MA

Re: Assembly Row - Accessibility SPSR-A

Dear Ms. Lewis,

Pursuant to the requirements of the City of Somerville application for Planning Board Approvals, VHB is providing the following Accessibility Narrative.

The improvements supporting the proposed Block 7A located within the Assembly Row Planned Unit Development will be designed in compliance with the following applicable accessibility codes and guidelines:

- 2010 ADA Standards for Accessible Design
- 521 CMR: Architectural Access Board
- United States Access Board : 2011 Proposed Accessibility Guidelines for Pedestrian Facilities in the Public Right of Way (PROWAG)

521 CMR (MAAB) is applicable to all areas accessed by the general public. The project will provide accessible routes connecting accessible spaces and elements of the Planned Unit Development. Accessible routes will coincide with routes for the general public.

2010 ADA Standards are applicable to new fixed or built-in elements of site improvements and pedestrian routes or vehicular ways located in the Planned Unit Development. The project will provide accessible routes within the Planned Unit Development from accessible parking spaces and accessible passenger loading zones, public streets and sidewalks, and public transportation stops to the accessible building or facility entrances they serve, and provide accessible routes connecting accessible buildings, accessible facilities, accessible elements, and accessible spaces within the Planned Unit Development.

2011(PROWAG) contains scoping and technical requirements to ensure that facilities for pedestrian circulation and use located in the public right-of-way are readily accessible to and usable by pedestrians with disabilities.

**Engineers | Scientists | Planners | Designers**

101 Walnut Street  
PO Box 9151  
Watertown, Massachusetts 02471  
P 617.924.1770  
F 617.924.2286

Ms. Sarah Lewis  
Ref: 08518.23  
February 18, 2022  
Page 2



Sincerely,

Vanasse Hangen Brustlin, Inc.

A handwritten signature in blue ink, appearing to read "Dale A. Horsman", followed by a stylized flourish.

Dale Horsman, P.E.

Project Manager  
dhorsman@vhb.com

120 St. James Avenue  
5th Floor  
Boston, MA 02116  
United States  
T +1.617.242.9222  
F +1.617.242.9824  
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<b>Subject</b>	<b>Application for SPSRA Accessibility Narrative</b>	<b>Project Name</b>	Assembly Row Block 7A(350 Assembly Row)
<b>Attention</b>	<Name>	<b>Project No.</b>	L1011001
<b>From</b>	Brian Cook, AIA, LEED AP		
<b>Date</b>	December 12, 2021		
<b>Copies to</b>	<b>File</b>		

---

To the best of our professional knowledge and belief, the Block 7A project will be designed to meet the applicable sections of Massachusetts Architectural Access Board (MAAB) Rules and Regulations (521 CMR).

Features include accessible routes, accessible toilet and shower facilities, accessible terrace spaces, parking including van spaces, and access to retail.

Brian Cook, AIA, LEED AP





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## VII – Abutters List





MBL	Owner 1	Owner 2	Address	Unit	Owner Address 1	Owner City	Owner State	Owner Zip Code
85-A-12	STREET RETAIL INC	C/O FEDERAL REALTY INVEST. TRUST	375 CANAL ST		909 ROSE AVE., SUITE 200	NORTH BETHESDA	MD	20852
85-A-12C	ASSEMBLY ROW 5B LLC	C/O ALTUS GROUP	495 GRAND UNION BLVD		PO BOX 92129	SOUTHLAKE	TX	96092
85-A-13	STREET RETAIL INC	C/O FEDERAL REALTY INVEST. TRUST	449 CANAL ST		909 ROSE AVE., SUITE 200	NORTH BETHESDA	MD	20852
85-A-14	CITY OF SOMERVILLE		0 ASSEMBLY ROW		93 HIGHLAND AVE	SOMERVILLE	MA	2143
86-A-1	FR ASSEMBLY SQUARE LLC	C/O FEDERAL REALTY INVEST. TRUST	133 MIDDLESEX AVE		909 ROSE AVE., SUITE 200	NORTH BETHESDA	MD	20852
88-A-23	290 REVOLUTION OWNER LLC	C/O MARVIN F POER & CO	290 REVOLUTION DR		3520 PIEDMONT RD NE, STE 410	ATLANTA	GA	30305
88-A-4	I-93 SOMERVILLE LLC	PROPERTY TAX DEPT #2667	75 MYSTIC AVE		PO BOX 105842	ATLANTA	GA	30348
88-A-K	CDNV LAND LLC		FOLEY ST		120 WATER ST SUITE 500	BOSTON	MA	02109
88-A-L	CDNV LAND LLC		GRAND UNION BLVD		120 WATER ST SUITE 500	BOSTON	MA	02109
99-A-13	SRI ASSEMBLY ROW B7 LLC	C/O FEDERAL REALTY INVEST. TRUST	300-398 GRAND UNION BLVD		909 ROSE AVE, SUITE 200	NORTH BETHESDA	MD	20852
99-A-14	SRI ASSEMBLY ROW B8 LLC	C/O FEDERAL REALTY INVEST. TRUST	301 ASSEMBLY ROW		909 ROSE AVE, SUITE 200	NORTH BETHESDA	MD	20852
99-A-15	CDNV LAND LLC	C/O FEDERAL REALTY INVEST. TRUST	275 FOLEY ST		909 ROSE AVENUE, SUITE 200	NORTH BETHESDA	MD	20852
99-A-16	CITY OF SOMERVILLE		0 GRAND UNION BLVD		93 HIGHLAND AVE	SOMERVILLE	MA	2143
99-A-17	CITY OF SOMERVILLE		0 ASSEMBLY ROW		93 HIGHLAND AVE	SOMERVILLE	MA	02143
99-A-9	PARTNERS HEALTH CARE SYSTEM INC	C/O ALTUS GROUP	391 REVOLUTION DR #OFFICE	OFFICE	PO BOX 92129	SOUTHLAKE	TX	76092
99-A-9	STREET RETAIL INC	C/O FEDERAL REALTY INVEST. TRUST	391 REVOLUTION DR #RETAIL	RETAIL	909 ROSE AVE, SUITE 200	NORTH BETHESDA	MD	20852





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## VIII – Urban Design Commission (UDC) Recommendations





City of Somerville

## URBAN DESIGN COMMISSION

City Hall 3<sup>rd</sup> Floor, 93 Highland Avenue, Somerville MA 02143

### DESIGN REVIEW RECOMMENDATION

#### **350 Assembly Row**

February 11, 2022

The Urban Design Commission (UDC) met virtually via GoToWebinar on November 9, 2021, November 23, 2021, and December 14, 2021, to review a **7 Story Lab/Office Building** proposed at 350 Assembly Row in the Assembly Square Mixed-Use (ASMD) zoning district of the Assembly Square neighborhood of Somerville. The purpose of design review, as established by the Somerville Zoning Ordinance, is for peers in the professional design community to provide advice and recommendations during the schematic design phase of the architectural design process. In accordance with the UDC's adopted Rules of Procedure and Section 15.1.4 Design Review of the Somerville Zoning Ordinance, this recommendation includes, at least, the following:

1. Identification of the preferred schematic design option
2. Identification if applicable design guidelines are satisfied
3. Guidance and recommended modifications to address any design issues or concerns

Design review was conducted over the course of three meetings and the Commission guided the Applicant through various recommendations and suggestions to the applicants preferred façade design concepts. Recommendations that were incorporated into the design through the review process included the following:

- Minimize the apparent height of the mechanical penthouse by using a massing and cladding concept similar to that of the building itself.
- Differentiate the retail and commercial ground floor from the rest of the building.
- Use lighting design to create the illusion that the penthouse has been reduced in height.

Following a presentation of the design by the Applicant and review of the design guidelines for the Assembly Square Mixed-Use (ASMD) district, the Commission provided the following final guidance and recommended modifications:

- Provide additional articulation of the massing and setbacks to further minimize the apparent height of the mechanical penthouse.
- Restrict illumination at the penthouse level.
- Adapt the design at the building corners to incorporate design elements from surrounding buildings.
- Final storefront designs will be approved via their own Site Plan Approval process.

- Provide an onsite mockup of materials for review by members of the UDC and Planning Board

The Commission voted unanimously (3-0) to recommend approving the applicant's preferred schematic façade option, voted unanimously (3-0) that all design guidelines for the Assembly Square Mixed-Use District were met, and voted unanimously (3-0) to incorporate the additional design guidance listed above.

Attest, by the voting membership:

Tim Talun  
Deborah Fennick  
Andrew Arbaugh  
Frank Valdes

Attest, by the meeting Co-Chairs:

Sarah Lewis  
Luisa Oliveira



Sarah Lewis,  
UDC Co-Chair  
Director of Planning & Zoning

#### APPLICABLE DESIGN GUIDELINES:

Assembly Square Mixed-Use (ASMD)			
LANGUAGE	SATISFIED?	PRIORITY?	NOTES
Facades should be vertically articulated into a series of Architectural Bays no wider than thirty (30) feet.	YES (3-0)		
Architectural bays should be derived, in general, from the building's structural bay spacing.	YES (3-0)		
Architectural bays should have piers (flat wall), pilasters, or columns that either extend all the way to the ground or to the cornice and sign band of ground level storefronts frames.	YES (3-0)		
Architectural bays should align, in general, with individual or groups of storefronts and lobby entrances.	YES (3-0)		
The location, alignment, and massing of residential towers should limit the obstruction of desirable views from inside dwelling units and increase the actual or perceived distance between towers.	YES (3-0)		

Assembly Square Mixed-Use (ASMD)			
LANGUAGE	SATISFIED?	PRIORITY?	NOTES
Ground story commercial spaces should be dedicated to uses from the Retail Sales, Food & Beverage, or Commercial Services use categories to encourage pedestrian activity.	YES (3-0)		
Multiple and frequent entrances oriented toward front lot lines are encouraged.	YES (3-0)		
Ground story commercial spaces should take advantage of views of the waterfront and other open spaces, and add a street front presence to public thoroughfares and sidewalks.	YES (3-0)		
Development surrounding open space should result in a net benefit to the space in terms of activation, enhanced quality and attractiveness, expanded use, and public access.	YES (3-0)		
The selection of materials, fenestration, and ornamentation should result in a consistent and harmonious composition that appears as a unified whole rather than a collection of unrelated parts.	YES (3-0)		
The type and color of materials used for a building should be kept to a minimum, preferably three (3) or fewer.	YES (3-0)		

## Façade Evolution



Foley Street - 11/9/21



- Perspective on Revolution Drive



Revolution Drive – 11/9/21

- Perspective on Foley Street



Foley Street – 12/14/21



- Perspective on Revolution Drive



Revolution Drive – 12/14/21



## RESPONSE TO UDC COMMENTS

The City of Somerville, Urban Design Commission provided five (5) comments as recommendations for approval. The first three comments have been addressed in the design documents included in the Special Permit Application. The remaining comments will be addressed either during construction or as part of subsequent Planning review and approvals.

### COMMENT No. 1:

*Provide additional articulation of the massing and setbacks to further minimize the apparent height of the mechanical penthouse.*

- Response: Refer to revised perspective views and building elevations for updated penthouse enclosure. The goal of these revisions is to address the UDC's comments.

### COMMENT No. 2:

*Restrict illumination at the penthouse level.*

- Response: Building light at the penthouse will be limited. Refer to revised perspective views for proposed penthouse lighting.

### COMMENT No. 3:

*Adapt the design at the building corners to incorporate design elements from surrounding buildings*

- Response: Refer to revised perspective views for refinement of building corners design.

### COMMENT No. 4:

*Final storefront designs will be approved via their own Site Plan Approval process.*

- Response: Storefront designs will be submitted for review and approval as part of retail tenant review process as already established.

### COMMENT No. 5:

*Provide an onsite mockup of materials for review by members of the UDC and Planning Board*

- Response: On-site mockup will be provided during construction for review.

